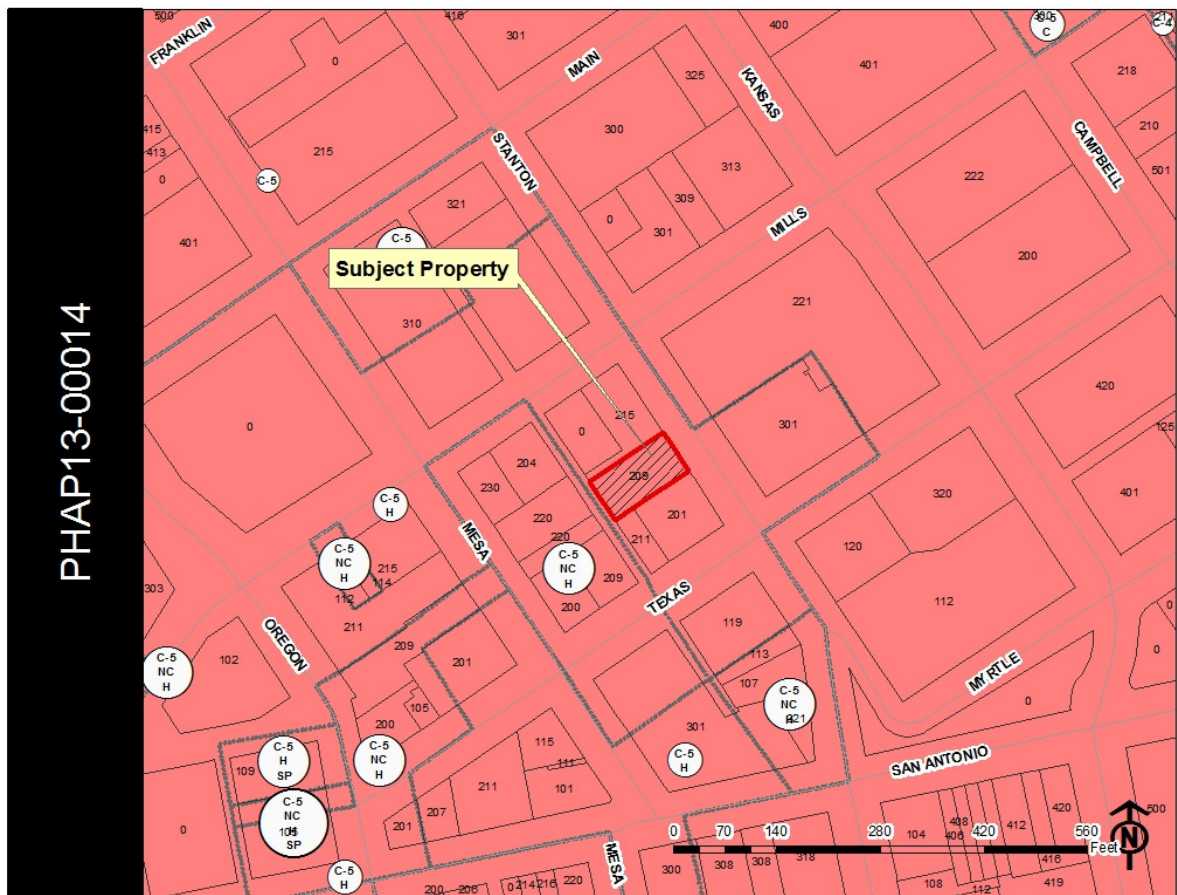




## PHAP13-00014

**Date:** July 22, 2013  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Hasieran LLC  
**Representative:** Richard M. Dillon  
**Legal Description:** Being 4 Mills 61.333 Ft On N S, City of El Paso, El Paso County, Texas.  
**Historic District:** Downtown  
**Location:** 209 N. Stanton  
**Representative District:** #8  
**Existing Zoning:** C-5/H  
**Year Built:** c. 1915  
**Historic Status:** Landmark  
**Request:** Certificate of Appropriateness for the rehabilitation of the building to include demolition of the ground floor façade, the installation of new storefronts, the installation of new windows, and the construction of a rooftop addition.  
**Application Filed:** 07/11/2013  
**45 Day Expiration:** 08/25/2013

## ITEM #1



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the building to include demolition of the ground floor façade, the installation of new storefronts, the installation of new windows, and the construction of a rooftop addition.

**STAFF RECOMMENDATION:**

- The Historic Preservation Office recommends APPROVAL with modifications of the proposed scope of work, with modifications, based on the following recommendations:

*The District Guidelines for the Downtown Historic District recommend the following:*

- *Metal storefronts will be acceptable provided that the design complements the architectural style of the façade and the surrounding area and entry doors complement the structure's architectural style.*
- *The original size, division, and shape of the display windows should be retained. Glass should be transparent for pedestrian viewing.*
- *Banners are prohibited with the exception that they may be used for a period not exceeding ten days for grand openings and charitable functions only.*
- *New additions should be designed and constructed so that the character-defining features are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.*
- *Additions should complement the original structure but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*
- *Windows beyond repair should be replaced to maintain the appearance of the original windows.*
- *Replacement windows should match the same size of the original.*
- *Generally, window glass should be clear. Mirrored and reflective glass are not historic and should be avoided. The same is true for any reflective-type window screening.*
- *Retain original color and texture of masonry when possible.*
- *Determine if the existing storefront is the original or a later alteration. Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance.*
- *Identify, retain, and preserve masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices,*

*window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.*

*The modifications include if the terra cotta is found to be virtually intact after cleaning that it not be painted; that the new windows have a light or white finish to better simulate the existing windows; and that the design for the exterior lighting and planters be submitted for approval by staff.*

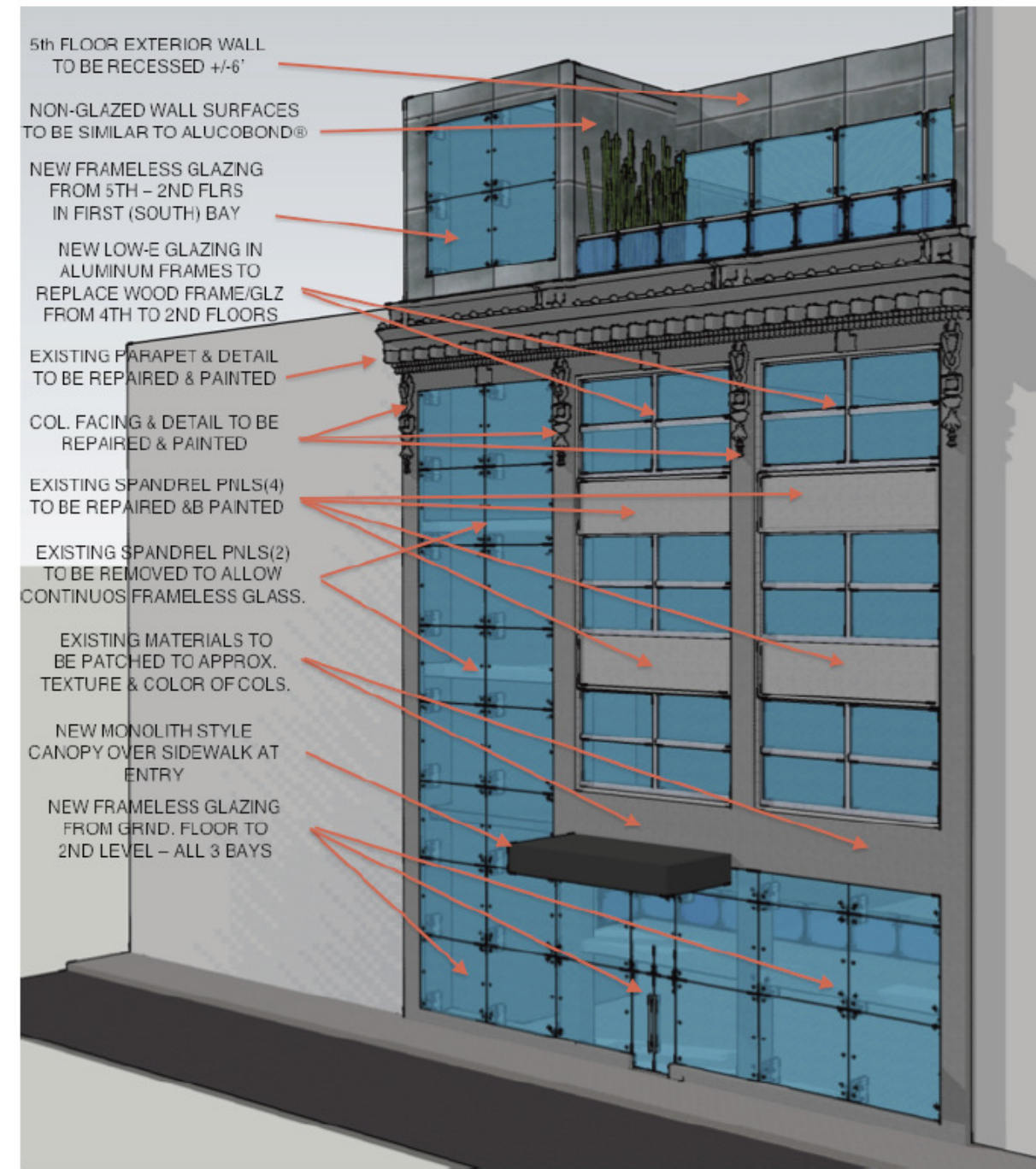
## AERIAL MAP

PHAP13-00014

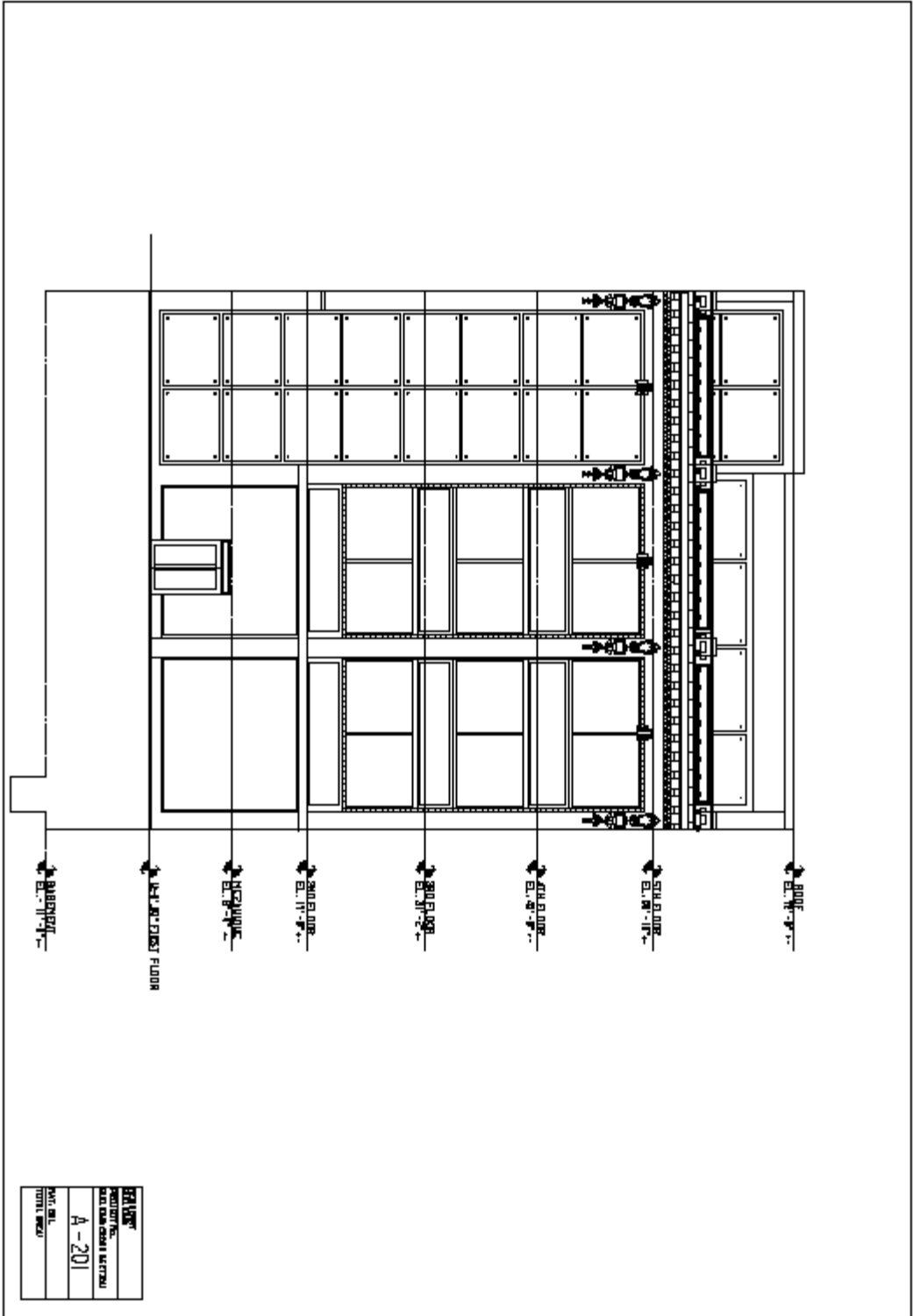




## ORIGINAL PROPOSED RENDERING



ORIGINAL PROPOSED ELEVATION





**NEW PROPOSED RENDERING**

